

Attachment No. 11

Correspondence



DEPARTMENT OF PLANNING AND BUILDING

Promoting the Wise Use of Land – Helping to Build Great Communities

Date: October 7, 2016

To: Planning Commission

From: Brian Pedrotti, Project Manager

Subject: Continued item – San Miguel Community Plan Update / LRP2010-00016

The above-referenced item will be introduced and heard by the Planning Commission on October 13, 2016. Staff anticipates that the item will be continued by the Commission to the October 27, 2016 hearing.

Please bring your staff report packet from the October 13, 2016 hearing.

If you have any questions regarding this matter, please contact Brian Pedrotti at (805) 788-2788.

Response to Comments (At 10/27 Planning Commission through 11/9)

1. FLOOD HAZARD AND DENSITY

October 18 – Comment #1

November 1 – Commissioner Topping e-mail

Summary of the Comments

- (A) Flood Hazard areas should not be counted towards density.
- (B) It is unclear where the flood boundary actually is. Include a flood hazard map.
- (C) Development may already be approved in flood prone areas.

Summary of the Response

- (A) *Policy 3-22* in the community plan restricts using flood hazard areas towards density calculations.
- (B) *Program 4-4* in the community plan calls for the County Flood Control District to commission a new flood hazard study for the community.
- (C) Vested subdivisions may build out as approved, but they still must meet flood requirements. This often means importation of fill material to elevate lots.

Full Response

The Community Plan update reflects the discussion regarding density. Policy 3-22 specifically states that Flood Hazard designated areas would not be counted towards density and development intensity calculations. The Flood Hazard (FH) designation is a combining designation that is applied to areas that the Federal Emergency Management Agency identifies as being below the elevation of a statistical 100-year flood and is attached at the end of this document. The community has often asserted that the mapped Flood Hazard designation does not sufficiently cover flood prone areas. Such designations can only be changed after an engineered flood control study is completed.

The Mission Gardens subdivision is often cited as an example of development occurring in a flood hazard area. This subdivision is an approved vested 60-lot tract map. The final map has not yet recorded. Before the tract records, a civil engineer will design the subdivision improvements. This often includes rough grading of the lots. To ensure that residential building pads are above flood elevation, it is common for soil to be imported to elevate the terrain.

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County Public Works on behalf of the Flood Control and Water Conservation District reviews improvement plans and grading plans for consistency with flood control standards.

2. URBAN RESERVE LINE BOUNDARY

October 18 – Comment #2

November 2 – Comment #5

November 2 (2nd set) – Comment #4

Summary of the Comments

- (A) The community supports expanding the Urban Reserve Line to be coterminous with the Community Services District boundary.
- (B) We wish to know the rationale for not making this change.

Summary of Response

- (A) Chapter 4, Section D of the Framework for Planning describes the County's policy for setting urban reserve lines.
- (B) Based on data in the record, the County concludes that the Urban Reserve Line should not extend beyond the current proposal.

Full Response

The basic features of the County's Land Use and Circulation Element are contained in a document known as the *Framework for Planning*. This document defines the purpose and criteria for various land use regulatory devices including urban reserve lines. *Framework* requires that the County consider available data (i.e. population projections, land absorption rates, service capacity, and prevailing growth patterns) to analyze consistency with ten criteria:

Criteria		URL Expansion to CSD Boundaries
1	The proposed expansion is within the Sphere of Influence of the community services district.	<i>Consistent</i>
2	The proposal is consistent with the Planning Principles and policies in Chapter 1.	<i>Potentially Inconsistent</i> – Principle 1 calls for protecting agricultural land. Principle 2 calls for development to be directed to existing urban areas. Principle 8 calls for compact building design.
3	The expansion is consistent with Amendment Guidelines in Chapter 6.	<i>Consistent</i>

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4	The proposed expansion will preserve important and critical environmental areas and provide significant open space land for creating natural area preserves and open space adjacent or near to a community.	<i>Not Applicable / Inconsistent</i> – The URL expansion would not be intended for use as a permanent greenbelt or reserve.
5	The proposed expansion will not convert agricultural lands in accordance with Agriculture Policies in the Agriculture Element.	<i>Potentially Inconsistent</i> – While expanding the Urban Reserve Line does not necessitate rezoning, it could hasten conversion of agricultural lands.
6	Required public services and transportation facilities will be funded or available at the time of development.	<i>Consistent</i> – Development would likely fund infrastructure extension.
7	The timing is appropriate for expansion due to an existing or projected inadequate inventory of land within the comparable land use categories in the community for the intended type of development.	<i>Inconsistent</i> – The economic strategy indicates that there is sufficient land inside the urban reserve line for the community's growth. There is no immediate need to add agricultural land to the urban reserve line.
8	Development within the proposed expansion will be adjacent to, and compatible with existing development within the urban or village reserve.	<i>Consistent</i>
9	Expansion will help create a more walkable community, increase the affordability of housing, and /or decrease economic and social segregation.	<i>Arguable</i> – Expansion of San Miguel's URL could be seen as potentially increasing housing affordability, but the remote locations of these areas may not be consistent with goals of walkability and economic integration.
10	The proposal will address improving the regional or sub-regional jobs-housing balance.	<i>Inconsistent</i> – San Miguel has housing, but lacks jobs. The plan already includes a 50 acre expansion to be designated for head-of-household jobs. Expanded land would likely go towards housing.

Based on the County's assessment, there are potential inconsistencies with expanding the Urban Reserve Line (URL) to match the Community Services District (CSD) boundaries. The General Plan would favor future URL expansions within the CSD boundaries as demand to develop in these areas increases. Those expansions would be evaluated for consistency with the above criteria at that time.

3. FIRE SAFE ACCESS ALONG ALLEYWAYS

October 18 – Comment #9

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Summary of the Comments

- (A) Alleys need parking enforcement to ensure emergency vehicle access.
- (B) The naming of alleys is important for emergency response to houses with no street access.
- (C) *Program 5-8* should include the alleys.

Summary of the Response

- (A) Designating the alleys as one-way was intended to address many issues.
- (B) San Miguel Fire Department indicates that since designating the alleys as one-way, there have been minimal problems with accessing homes along the alley.
- (C) The plan contains policies that support sufficient on-site parking for homes fronting only an alley.

Full Response

The alleys have consistently been a hot topic in San Miguel. San Miguel was laid out in a block pattern with lots sized 25 feet wide by 140 feet deep. Most chose to purchase two or three lots on which to construct their home. Prior to the *Gardner v. Sonoma* case which invalidated lot legality of pre-1893 maps, it was common practices to adjust the lot lines on a developed parcel in order to create a vacant parcel fronting only the alley. As a result, there are several homes which have a 20-foot wide alley as their sole access. Illegal parking of vehicles and accumulation of debris have historically hampered emergency access to these homes.

To address the access issues, the former San Miguel Fire Chief petitioned County Public Works to designate the alleys as one-way roads. An ordinance was enacted and signage was placed in 2011. Since that time, San Miguel Fire reports that “we have not had any problem accessing homes in the alleys, we do on occasion have to remind people that there is no parking in the alleys and they usually move their vehicles without a problem.” (Comment Letter #13, Item B). They do, however, indicate problems with trailers parked outside of the right-of-way but encroaching into it. An edit to include this reference in *Program 5-8* could be incorporated at the Planning Commission’s discretion.

In support of the community’s desires, the community plan includes *Program 5-9* which calls for naming the alleys and Planning Area Standards in *Subsections J.2 and J.3* which require sufficient parking and setbacks for new development along the alley.

4. ZONING AND DEVELOPMENT IN N STREET AREA

October 18 – Comment #6

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October 18 – Comment #12, re: Section K.6

November 2 (2nd set) – Comment #1

November 2 (2nd set) – Comment #3

Summary of Comments

- (A) Multi-family residential development is not appropriate along N Street, particularly on the west side (Recreation zone) adjacent to the railroad.
- (B) The land use plan (Figure 3-B) shows more area in Residential Multi-Family zoning than what the plan describes.
- (C) The overall density in the Concept Plan appears to be more than the community would like.

Summary of Response

- (A) A planning area standard could be added to prohibit residential development along the west side of N Street.
- (B) Figure 3-B does not accurately reflect the land use designations described in the community plan and requires revision.
- (C) The Concept Plan is the best representation we could develop of a mixed-housing development that also meets the community's design goals.

Full Response

Multi-family residential zoning already exists on the east side of N Street and will only be expanded to two other properties in the N Street area. Multi-family development was not intended to occur on the west side of N Street in the Recreation zone. It would be appropriate to add a planning area standard to address this.

Ms. Buckman correctly points out that Figure 3-B is inaccurate in its depiction of Residential Multi-Family zoning. The following modifications are required to accurately reflect the contents of the plan.

- Several parcels on the east side of N Street between 12th and 14th Street should be shown as Commercial Service (CS), not Residential Multi-Family (RMF). Only two properties on that block would be rezoned (Rose and Peoples' Self Help) from CS to RMF.
- The Chrisman property and a few adjacent parcels at the east end of 11th Street should be shown as Recreation (REC) not Residential Multi-Family (RMF). Recreation zoning was desired in this area to allow for potential visitor-serving equestrian uses adjacent to the river, while also allowing for some multi-family development.
- The "L Street Slope" area described in the Public Review Draft should be shown as Residential Single Family (RSF) rather than Residential Multi-Family (RMF). This change was

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incorporated as a response to comments from San Miguel Forward, which desired to retain the existing zoning.

- The east side of Mission Street north of 16th Street should be shown as Commercial Service (CS) rather than Commercial Retail (CR). This change was incorporated at the request of the property owner to retain the existing zoning.

While the density depicting in the concept plan is more than the community would like to see, it is a reasonable depiction of development within the Residential Multi-Family land use category. The concept plan by no means mandates that development occur at this density. The community will still be afforded an opportunity to review and comment on individual projects through the San Miguel Advisory Council.

5. AFFORDABLE HOUSING AND DENSITY BONUSES

October 18 – Comment #10

November 2 – Comment #1, final bullet point

Summary of Comments

- (A) We hope issues with affordable housing and density bonuses, particularly relating to parking, are addressed in the plan.
- (B) Densities over 20 units per acre are inappropriate for a rural community.

Summary of Response

- (A) Affordable housing density bonuses and zoning concessions are set by state law.
- (B) The Community Plan nonetheless seeks to get high-quality multi-family development.
- (C) Multi-family development in the unincorporated North County area seldom exceeds 15 units per acre in density. This is due to market rather than regulatory forces.
- (D) While we understand the community's concern about density, the County is under obligation to plan for areas where housing *could* be developed at high densities.

Full Response

Existing state law addresses affordable housing projects, density bonuses, and development incentives. Depending on the features of the project, an affordable housing project could qualify for additional density and up to three zoning concessions. Zoning concessions are often taken in the form of reduced open space and parking. County policies must be consistent with state law.

As part of the community plan update, design guidelines and standards for multi-family development were adjusted. This was intended to achieve high-quality development. It is possible, however, that zoning concessions could be used to waive some of these standards on an affordable housing project.

State law also requires that the County provide an adequate amount of land zoned to allow residential development at a density of at least 20 units per acre. This does not mean that the land must be developed at that density. Market forces often call for lower densities, like detached small-lot single family homes.

6. SAN LAWRENCE TERRACE AREA

October 18 – Comment #13

Summary of Comments

(A) There needs to be more study of haphazard development in San Lawrence Terrace.

Summary of Responses

(A) Addressing deficiencies of legal non-conforming development has broad implications.

(B) We may be able to use incentive-based strategies to target specific issues.

Full Response

San Lawrence Terrace was originally subdivided in the 1920s, prior to modern subdivision laws that require construction of public improvements. Up until 1960 several parcels have been haphazardly subdivided using a combination of maps and deeds. Since 1960, the County has required filing of a subdivision map with County review and approval. There is little the County can do to address the existing legal lots of record.

7. REGARDING ERRATA AND EDITS

Source	Comment Summary	Proposed Revisions
October 18 Comment #3	Consider referring to the building as the “San Miguel Flouring Mill” rather than the “Farmer’s Alliance Mill.”	Revise the text to include both names.
October 18 Comment #4	Implementation of Program 6-5 should include San Miguel Native Sons and San Miguel Resource Connection.	Revise the text to include volunteer organizations.

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October 18 Comment #8	Twice annual code enforcement walkthroughs should be included in implementation.	Program 3-6 is already included on the implementation table.
October 18 Comment #9	Expand Policy 7-13 to include alleys and roads in San Lawrence Terrace.	Policy 7-13 was based on San Miguel Forward and San Miguel CSD comments, but could be amended.
October 18 Comment #11	Implementation of Program 3-5c should include San Miguel Resource Connection, rather than the County.	Revise the text to include San Miguel Resource Connection
October 18 Comment #12	Include page numbers in the appendix.	Add page numbers to aid in reference.
October 18 Comment #12	Include a planning area standard prohibiting residential development along the west side of N Street.	Add a new planning area standard (Subsection I.4).
October 18 Comment #12	Section D.2.a. – Rear setback of 5 feet does not make sense due to the railroad.	The rear setback is fairly moot, as a 30-foot alley is proposed at the rear. The setback could be adjusted.
November 2 Comment #1	Separate the discussion into east vs. west side of L Street, as issues are different.	Add text on Page 3-10 discussing slope and alley access issues.
November 2 Comment #2	Zoning consistency errors noted.	Replace Figure 3-B with a corrected land use plan.
November 2 Comment #4	There are some errors on Table 4-D that could be corrected.	Correct Table 4-D errors.
November 2 Comment #4	There are some names we could add to the list of historic family names.	Add family names to appendix.

8. REGARDING GRAPHICS

Source	Comment Summary	Response
October 18 Comment #5	Town Center Concept Plan should be changed to reflect what is planned/discussed.	We are open to feedback regarding specific edits to this concept plan.
October 18 Comment #7	Figure 3-P is confusing and appears to allow counting flood areas towards density.	We are open to feedback regarding specific edits to this image. The intent was to demonstrate a 7 unit per acre density with mixed housing. This density calculation excludes the Flood Hazard area.
November 2 Comment #2	Several comments and notes regarding Figure 3-B	Figure 3-B will be replaced with a more accurate land use plan.

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November 2 Comment #3	Figure 3-F doesn't include all the RSF.	Figure 3-F appears to be accurate.
November 3 Comment #3	Notes regarding Figure 104-3	Figure 104-3 will be replaced to accurately reflect CS zoning.
November 3 Comment #4	Figure 104-13 appears to be incorrect (too much RMF).	Figure 104-13 will be replaced to accurately reflect RMF zoning.

9. REGARDING ORGANIZATION/PROCESS

Source	Comment Summary	Response
October 18 Comment #12	The Appendix is confusing and has different formatting.	Comment noted. We will look to make the appendix more user friendly for the next publication that goes to the Board of Supervisors.
October 18 Comment #14	Hiring an economic consultant to state the obvious was a waste of money.	The economic consultant's calculations were instrumental in determining future commercial needs. Additionally, the study can be used to demonstrate the viability of the community as a place to establish a new business.
October 18 Comment #14	The County should develop a Mills Act program, but it may not get done just because it's mentioned in the plan.	The Board of Supervisors can consider establishment of a Mills Act program during budget sessions.
October 18 Comment #15	It's important that the CSD's input is considered in the community plan.	We tried to engage the CSD as much as possible in the preparation of the plan. We have received three separate pieces of written correspondence from the CSD to date. These were all considered in updating the plan.
November 3 Comment #1	Appendix D should have been pointed out as a place to see how the committee's work was handled.	Apologies for the confusion.

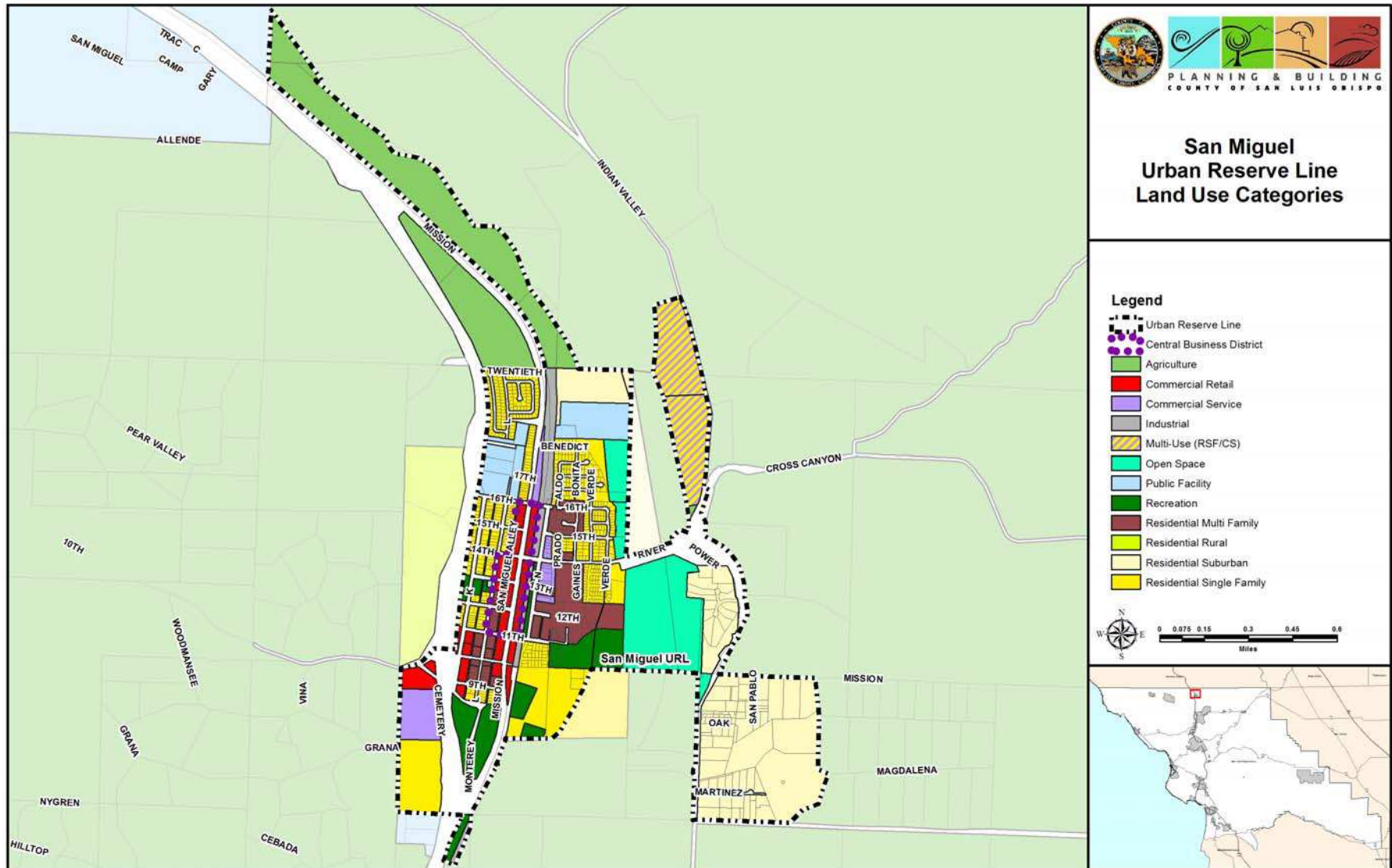
10. QUESTIONS

Source	Question Summary	Answer
October 18 Comment #9	Can you have a fence or shrubbery within the 5-foot alley setback?	A fence or shrubbery up to 3 feet in height is allowed if the alley is the only frontage. If the property has street frontage, the alley frontage would be a rear property line. Fences may be built up to 6 feet, 6 inches at the rear property line.
November 1 Comm. Topping #1	Define the term "holding zone" on the page next to the map which includes this designation	Figure 3-S will be revised to include the holding zone definition.
November 1 Comm. Topping #2	Include a flood hazard map in the plan (FIRM 100 and 500 year flood plain boundaries)	See Item #1 above.
November 1 Comm. Topping #3	Make reference to pre-disaster building retrofit needs related to historic preservation, together with possible incentives for retrofitting, such as permit expediting	The Board of Supervisors can consider establishment of a Mills Act program during budget sessions.
November 1 Comm. Topping #4	Recognize the UPRR railroad tracks as a distinct feature affecting the town - noise, circulation (only two at-grade crossings), etc.	The UPRR tracks are highlighted in Section 5-3.3.
November 1 Comm. Topping #5	Add specific, brief discussion to community plan FEIR of Phillips 66 oil train risk issue cross reference to P-66 FEIR	A separate memo will be provided in the FEIR referencing this project.
November 1 Comm. Topping #6	Include some reference in the plan to pertinent findings of the Natelson study currently buried in the Appendix	The key findings of the Natelson study will be provided in Chapter 8.
November 1 Comm. Topping #6	Page-number the Appendix	See Item #7 – Regarding Edits and Errata
November 2 Comment #1	Is railroad access the reason to limit the URL boundaries?	Railroad access is the reason the Gallo/Dickmeyer property was not considered for more intense zoning. It did not have much bearing on the Urban Reserve Line itself.

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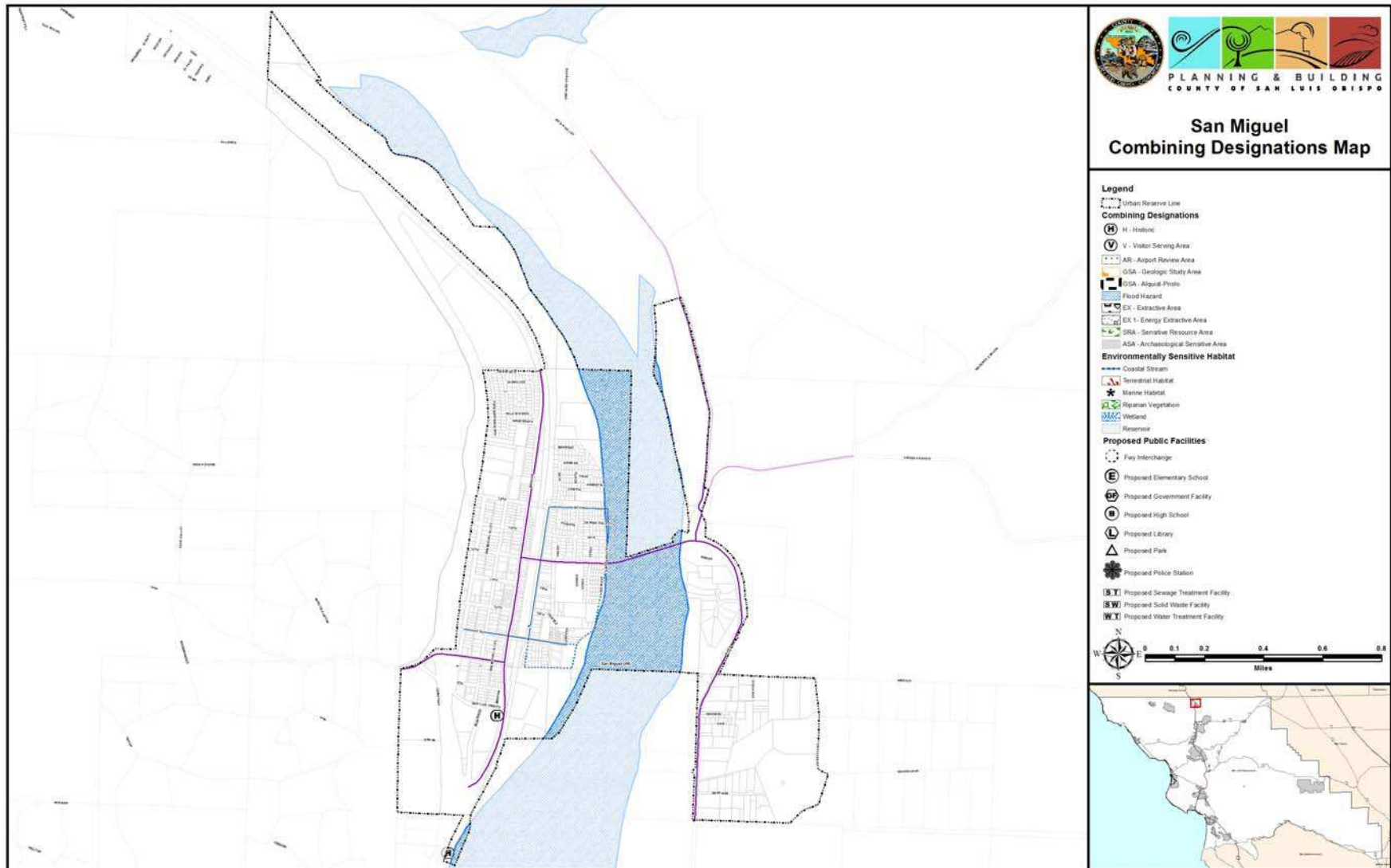
November 2 Comment #2	What is “overall density” as referenced on Page 3-33?	Overall density means the density for the whole area, rather than a density restriction that applies to each parcel.
November 3 Comment #2	Are planning area standards that apply only to a site there because they already have a permit or plan in place?	Yes. In most cases, these standards were established as part of a General Plan Amendment to rezone a property.

Land Use Map



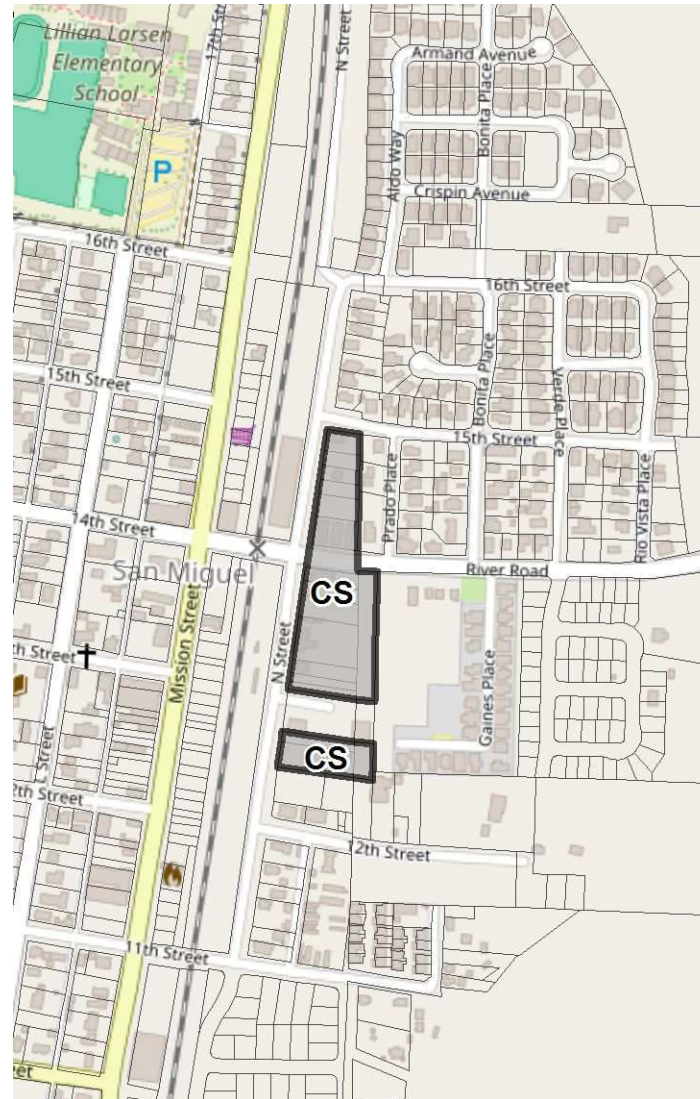
Sources: San Luis Obispo County Planning & Building,
Public Works

Flood Hazard Map (Combining Designation)



Sources: San Luis Obispo County Planning & Building,
Public Works

CS N Street Area



San Miguel Plan review comments: October 18, 2016

By Laverne Buckman, San Miguel longtime resident,
Chair of the San Miguel Resource Connection History Project,
Discover San Miguel webmaster,
and chairperson of San Miguel Forward
(formed by San Miguel Advisory Council to review the SM Plan)

To begin with I'd like to say that overall I am pleased with the plan and the assistance we had from Michael Conger, planner, in its development. He did listen to the wishes of those interested in being heard and did his best to incorporate them into the plan which included putting some "teeth" into some of the land use standards specifically for San Miguel. We had a committee that spent many hours working on the original update which we completed in 2013. Unfortunately, it has been over 3 years that we've waited to see the revisions made by the county. As a result, some of the statements regarding what is are no longer accurate, but such is a part of a lengthy drawn out process-- as is the difficulty in trying to comprehend all of what is now a part of the plan. I have done my best, within the time constraints and limitations of only online access, to include here items that I feel need further consideration.

1. We discussed very seriously the issue of how density is calculated. Overwhelmingly consensus was that it should limit the acreage calculation by applying it only to the acreage that is NOT in the flood zone. I see that issue addressed in policies 5-01 as excluding flood hazard (FH) areas from density calculations. In discussion it was our feeling that history has told us where that flood area is and that there are maps that indicate that as well. I cannot see an indication (FH) of that boundary in this plan except for one map showing E. 11th St. and it is unclear. Unfortunately, one development has been in the works for some time and will soon be starting on land with a large portion of it in flood hazard area, so this plan will not affect it anyway. Is there a good map somewhere that indicates flood areas more specifically? It should be a part of our plan.

2. Another consideration from our committee was the consideration that the URL for San Miguel should be coterminous with the CSD boundaries. Looks like the area was considered but no URL change. If a URL is part of the plan it does not create the extra costs associated with LAFCO, so I do not understand why it was not incorporated into this plan. It just makes sense for the CSD boundaries to be coterminous with the San Miguel URL. It is mentioned in 3.4.2 I am curious about the reason for not making this change. Does it have anything to do with property tax and how it can be used by the county?

3. Referring to the land use p. 3-16, B-2, it mentions the “Farmer’s Alliance Mill”. This is one of our historic buildings and that WAS it’s original name in 1892, but it has been the San Miguel Flouring Mill since 1903, so perhaps it should be stated differently

4. Page 3-22 of land use discusses Father Reginald Park and has a figure 3-J of possible configuration. The land itself is owned by the county, but maintained by the San Miguel Native Sons. Any changes should be done in agreement with county parks and Native Sons and presently San Miguel Resource Connection. The San Miguel Resource Connection has already made arrangements with Native Sons and Co. Parks for incorporating aspects of the history project and installation of the kiosk. The kiosk has been installed and the history display panels on the kiosk are almost complete. The final panel will come from the San Miguel Chamber of Commerce to encourage use of town businesses. I believe this is mentioned again in Implementation p. 9-9, 6.5 and should include SM Native Sons.

5. Town Center Concept on p.3-28 (conceptual drawing) needs to be changed. It does not reflect what is already planned or what has been discussed. Looks like a Cal Poly concept drawing. Should be more meaningful to San Miguel if it is included. (In papers given us at Oct. 5 meeting, I see figure 3-L which appears to be a little different from the one on p. 3-28 which has no figure numbers, but can’t see it well enough to know what it has on it) Town Center Concept should have more details for clarification. We had talked about the need for public bathrooms downtown, but I see nothing about that in the plan.

6. page 3-38, figure 3.0 , N Street Design should be eliminated or changed to show what committee discussed and what plan reflects -- that area is in NOT for RMF or RSF. You will see the red line cross outs above the figures. The figures should also be eliminated.

7. p. 3-40, figure 3 –P, 11th St. Rec. designation: This figure is confusing. It appears to allow flood Hazard area to be considered in figuring density.

8. Item 6- 01, 1, Establishing twice annual code enforcement walk throughs— Glad this is included but think it should specifically be included in Implementation.

9. item 7-13 : Alley access is one of our major safety issues. This is mentioned in several places and not consistent with all alleys. I think all alleys should be identified. Regardless of which alley, all need safety requirements and enforcement for fire truck/emergency vehicle access, for resident access, and parking—especially those properties without vehicle access from K, L, M, or N. The naming of alleys is also important for safety. An example, presently the fire dept. just needs to know if “that L St. address is accessible from L St or not, or

take more time to drive there to find out". The alley between the Lillian Larsen School and Mission St. have residences facing that alley with access only from that unpaved alley and with very limited access for emergency vehicles. It is a dead end alley that was supposed to be paved and go through to 18th St. But that never happened. A Fire Engine cannot safely maneuver in that area, especially in case of a fire. **Perhaps this is an area of the plan that needs map drawings of where there are alleys and the concerns with each.** The 5ft. required set back in alleys needs to be enforced. I assume that means they cannot have a fence or shrubbery in that setback?

Perhaps this should include some of the strange roads on the terrace that are narrow, dirt in many cases, and property setbacks not appearing to be in place or enforced. Under implementation, p. 9-8, 5-8 talks about fire improvements and it needs to include alleys L& M and L& K and some of the very narrow roadways on the terrace.

10. I know the county land use plan has density bonuses with Affordable Housing Incentives. We discussed at length not wanting affordable housing, or any other, to be allowed to reduce onsite parking requirements as our streets already seem to be overcrowded with cars. I'm not sure if this is included or if we have any say about it. It seems to be more and more of an issue in this world of each family having numerous cars.

11. Implementation: table 9A , p. 9-6 , 3-5c, Public Art Murals comes under "Masters in Artful Places" and that is San Miguel Resource Connection, not county. It is correctly stated in another section.

12. Appendix (could not find any page numbers. It is a confusing section, formatting is different and it appears to be a jumble of items that belong in other sections? I expected to see further explanations or examples or reference materials.

Section D. Comm, rec & mixed use

1. PARKING REQUIREMENT (1 space per 1000 gross ft. of Commercial bldg. space)—is there no consideration for type of business? Places like the two deli's in town require considerable parking. I'm also assuming that the residences provided require additional parking?

2. a. setbacks on E. side Mission St. —Not sure this makes sense to have rear setback of 5' listed here as the RR makes a big difference in the back setback and its requirements which are stated elsewhere. Pieces of requirements are scattered throughout the plan, which seems confusing to me. Seems they should be more together.

Section K. 6 ,regarding N St. Rec zone, referring to figure 104-15 listed as RMF. I think it states somewhere that RMF is allowable in Rec (think that is E. 12th St). However, this rec zone along RR on N St. SHOULD NOT ALLOW RMF. The new standards listed are also confusing. There is very limited space in that area and the private road

part is confusing (maybe only to me). Sounds like this is an attempt to not allow on-street parking there, which is a good idea, but not sure it is stated as such.

13. Overall, I think there needed to be more study and input on the Terrace area of town. There has been very haphazard development there and roads are poorly planned and/or maintained.

14. Overall, I also feel that the hiring of a consultant to develop an economic plan was a total waste of money. There is nothing valuable in the plan regarding economics that was not already known. The suggestion of utilizing the counties' Mills Act is also interesting—especially after checking and discovering that SLO City has a Mills Act program but the county does not. The process for developing such for the county does not indicate that it is something to count on happening and yet it is in our plan. (I appreciated Brian Pedrotti getting me some information on the process for the county to initiate a Mills Act Program.) In working on the San Miguel History Project, I can see how the Mills Act might be very helpful in our attempts to preserve historical buildings in our community. I just do not see the county moving forward with the involved process of putting a Mills Act into place for the county just because it was mentioned in the San Miguel Plan.

15. Generally, my comments regarding the plan do not amount to anything that would require major changes, but I think they are important. I believe the Plan needs to be practical and useful for accomplishing its intent for orderly growth in San Miguel. I also feel that the comments submitted by the San Miguel CSD are very important for inclusion in the plan. I understand that the CSD was undergoing changes in administration during the initial development of this plan, but those changes recommended by current administration need serious consideration. I think some of those changes have been made, but I am unsure.

I appreciate that several of our county planners spent time in San Miguel, trying to get acquainted with the town and not just viewing it from county documents. The plan reflects a better knowledge of San Miguel than it has in the past. Thank you for the opportunity to give my input. I appreciate your consideration .

Respectfully,

Laverne Buckman

a map issue I noticed

Laverne <bucklady@charter.net>

Mon 10/31/2016 3:03 PM

To: Brian Pedrotti <bpedrotti@co.slo.ca.us>; Vicki Shelby <vshelby@co.slo.ca.us>;

This is a copy of what I sent to Frank.

Brian, As I find time to review with the hard copy, do you want any more discrepancies I see or just let it go? You are probably as frustrated as I am. Basically I think it is a good plan, it just needs to be cleaned up. How can I best help?

Laverne

Wherever you are today, may the sun shine on you. Whatever you do today, may it give you a sense of peace and completion.....Live simple. Love generously. Care deeply. Speak kindly. Leave the rest to God!

bucklady@charter.net

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> After the meeting I wanted to go back to that planning land use map and get a closer look because it was difficult at the meeting to really study it. Here is an example of things I keep finding in the plan. I looked at the what is present planning land use map and then wanted to check with this proposed map -- Figure 3-B on page 3-7 in hearing draft. Here's my reaction to that. I just don't remember us going along with so much RMF. We were trying to eliminate some.

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> From my perspective, it has too many greens that are hard to decipher, some yellow where it shouldn't be and it looks like the URL was changed from what it is now but probably isn't because the river is not identifiable which is another problem. They need to figure out how to label the river other than ag or open space because the river is not ag land but it may be used as open space. I also still have concerns about the amount of RMF showing. I seem to remember that on L St. between 10th and 11th St. on the West side (hill slope) RMF was removed to RSF. Seems like there is a note to that effect as well, just don't remember just where. But this map includes RMF all the way to 12th.(as is the present zoning) p. 3-11 map doesn't include 11th-12th St, but does include 10th to 11th. that page also has a slightly different inclusionary RMF designation at top of diagram that is presently mostly single family home area. I had talked to Brian about RMF on E side of N St. which I still believe is wrong and then E. 12th St. doesn't match the Rec.designation indicated elsewhere. I don't believe we wanted that entire area RMF.

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> You can tell I'm frustrated as I'm sure Brian and Rob are, coming into this late in the game. I really can't see the county redoing a bunch of these pages and really wondering how, if this will be resolved as well as how much I should push it. Sounds like we only have a couple hours planned on that Nov 10 agenda and makes me doubtful it will come to a conclusion in that amount of time.

> Any suggestions moving forward here?

> Laverne

> Wherever you are today, may the sun shine on you. Whatever you do today, may it give you a sense of peace and completion.....Live simple. Love generously. Care deeply. Speak kindly. Leave the rest to God!

>

> bucklady@charter.net

>

>

>

Few More Comments from SMP land uses section 11-2-16

1. P. 3-10-- #(1) West side RMF referring to L St.
 - L ST. probably should be separated into west side of L and E side of L
 - On west side of L the concerns are mostly slope and access being from alley only.
 - On the E side there is a mixture of RSF and RMF with the majority being single family and mostly occupied.
 - P. 3-9 Section A: says Densities in RMF typically range from 10 to 26 units per acre. We adamantly do not want a density more than 20 units per acre. (again, I know county has their quotas and may not be willing to go along with our wishes on this) High density was a big issue for us as we consider high density definitely taking away from our rural character and small town atmosphere. We are a small town and high density won't make it better, only worse.
2. Figure 3-B. on p/ 3-7
 - Color coding is an issue: all of river area should be open space, not agriculture. That's one of many reasons I think the river should be identified. Perhaps that is an EIR issue now to change, but I would think that Environmental groups and Ag would not want agriculture occurring in the river bed.
 - There is no Recreation zoning I can see in the vicinity of 11th and the Verde extension. Not sure why recreation zone in two places east of RR across from Mission and just north of Mission (also E. of RR)—see fig. 3-N on p. 3.26-27 which shows a better indication as well as a better indication of the N St. CS zone.
 - Also in that same area E of and across from Mission is zoned as RSF even out of the boundaries of SM URL which actually is in river bed area
 - Parcel just north of CSD sanitary ponds (wastewater treatment plant) is SR, but why is strip east of it in the river bed labeled SR. Interesting to note that most of the properties that border river extend to the "middle" of the river. The ones on the terrace side of town that extend into the river are the ones on west side of the road. The little section of cream color (RS) just before the URL almost comes together to form that terrace rectangle is river area, the lines designating the river bluff development are the only part that are not river.—p.3-13 says "All of the RS areas in S M are east of the Salinas River..."
 - RMF, I've told you before that I believe some of the RMF areas indicated in this map are not RMF. The figure 3-E pm / 3-11 is a little closer.. The main exceptions are: the 11th St. end Rec area and the northerly section on N St. That should only be a small rectangle on north side of 16th St. The south side of 16th street is a block with

all RSF homes. Most of these were built maybe 20 years ago and it's almost totally built out. There is one larger lot with a small home on the south west side of 16th St.

- It was interesting to compare it to current map and see the extent of RS zoning in that map
 - P. 3-16 D, says "certain locations in the CR category are identified as "Mixed Use" areas on the land use Map in Figure 3-B" and yet the Figure 3+B only indicates Multi use (RSF/CS) There is nothing to indicate CR/Mixed use ?
3. Figure 3-F, p. 3-12 indicates RSF. I think some is missing, especially in area close to Mission and along Mission St. and part of L south of 9th St. and the one block I pointed out between 15th & 16th and N and Bonita Pl
 4. P. 4-22 Table 4-D

There are a few errors on that list and I could give you an update, but not sure how important it is. Same thing with list of historical family names to use for street names, not corrections only additions I could give you.

5. Is the RR track access the reason to limit URL boundaries? And also the reason the north strip of URL says "

Clarifications on the SMP 11-2-16

1. P. 3-32, FIGURE 3.0 NST. DESIGN CONCEPT

Neither of those two drawings is a correct depiction of the proposed zonings for that area. If you have decided to leave the easterly strip RMF for what Self Help owns, it is still incorrect.

CS should be from 14th St. to the strip noted as 1-2 units that runs east- west next to the existing SFR. That long narrow strip and the one small easterly piece at the back of those two parcels are presently all a part of the existing SFR.

The bottom drawing is closest to correct as the section labeled 1 RMF unit & and the green roadway next to it belong to one parcel presently CS and the small easterly piece at the back of that parcel is owned by the same person and contains a workshop building that overlaps both parcels and there is another workshop at the front of that parcel. So, if you leave the RMF from 14th St at the back long strip to where that first 2-4 units is labeled and change the 2-4 units section and the RMF toward N St. to CS it would be what we talked about.

2. Can you clarify “overall density” for me ? first bullet under D on p. 3-33

3. Not sure how that Figure 3-p on p. 3-33 will be used, but it does not say concept map and that combined with the one on p. -3-29 (which has no label that I can see) are concerning because the overall density looks much greater than we want to see so that it appears that the river area was used in that calculation—something we want to get away from. Also appears to me there is not a correct indication of where that river bluff goes in either figure. P. 3-33. Also, I thought that areas on So. Side of 11th St. was intended to be single family housing in an attempt to reduce that huge area of RMF and try to balance the housing that was put in on north side of 11th. Perhaps I’m not remembering that correctly, but I don’t think there is space for that much housing on the property west of what is really the river bluff. I would like to try to make sure that planners in SLO are well aware of the terrain in that area and do not allow building in areas below the river bluff for reasons stated elsewhere in the plan regarding pumps for sewer.

4. P. 3-37-- still think it makes more sense to at least extend the SMP area straight across at the South end, corresponding with CSD as it then makes that terrace piece fit better into the total picture and even though it is mostly river area, that river area is important to San Miguel. Same is true at north end before that “holding zone” where that small river section leaves a small loop out of our area with the newer Indian Valley strip then left as a small loop going north. If that square corner next to river just went straight across to Indian Valley area, it would make more senses. I know, it’s probably too late to change that but the river area is important to be recognized in our planning area, As it is, it is only included between 14th St. and 10th St and a part of it north of 16th and south of 10th.

11-3-16 SMP Appendices:

1. First of all the Appendix D should have been pointed out as a place for residents to start evaluating what committee had suggested and how county handled it. I would have liked to have that reference at the beginning of my review. It added answers to some questions I had in the Public Hearing SMPlan draft.
2. Are standards that say they apply only to particular site because already have a permit/plan in place, such as Mission Gardens site and Mission Vineyards because they already have an approved plan?
3. Figure 104-3 –CS-N St. Area under F. SD land use category, 2. N St. area : that figure shows you where the two workshop buildings exist on the Van Horn Property and you can see one of those is in that back 60' wide small strip and their property (from what I understand includes ½ of what years ago was designated as 13th st. There is a strip (I believe it is 25' wide) between the Van Horn Property and the Single Family home. That strip goes only to another 60' strip behind the RSF home and is a part of their parcel. I believe those pieces were from one of the very early maps (late 1800's, subdivision or what ever you call it). They had areas for corrals and also several blacksmith shops and related services in the area.
4. K. RMF, Figure 104-13-RMF East of RR tracks: Again I feel that the map is incorrect. I know it probably won't get changed, but I don't believe it is accurate
5. Under Figure 104-5-RMF, N St. b. says as shown on Figure x-X (I don't find figure x-x)

I think I've covered the essence of the whole plan! The hard copies certainly helped me tremendously.

Attachment 11 - Correspondence

from Comm. Topping =FW: November 10 Planning Commission Hearing

Ramona Hedges

Wed 11/2/2016 9:00 AM

To: Matt Janssen <mjanssen@co.slo.ca.us>; Ryan Foster <rfoster@co.slo.ca.us>; Brian Pedrotti <bpedrotti@co.slo.ca.us>;

All, please see below email. I apologize if this was already sent to you by Ellen. Ramona.

From: kentopping@aol.com [mailto:kentopping@aol.com]**Sent:** Tuesday, November 01, 2016 3:40 PM**To:** Ellen Carroll <elcarroll@co.slo.ca.us>**Cc:** Ramona Hedges <rhedges@co.slo.ca.us>; Brian Pedrotti <bpedrotti@co.slo.ca.us>**Subject:** Re: November 10 Planning Commission Hearing

Hi Ellen,

Here's a summary list of items I believe I mentioned during the hearing which I will try to enlarge upon if I have time (no particular order), but if not, they can serve as a heads up for November 10.

- Define the term "holding zone" on the page next to the map which includes this designation; right now, the other categories on the map are so defined, but the definition for "holding zone" is currently found many pages before
- Include a flood hazard map in the plan (FIRM 100 and 500 year flood plain boundaries)
- Make reference to pre-disaster building retrofit needs related to historic preservation, together with possible incentives for retrofitting, such as permit expediting
- Recognize the UPRR railroad tracks as a distinct feature affecting the town - noise, circulation (only two at-grade crossings), etc.
- Add specific, brief discussion to community plan FEIR of Phillips 66 oil train risk issue cross reference to P-66 FEIR
- Include some reference in the plan to pertinent findings of the Natelson study currently buried in the Appendix
- Page-number the Appendix

I will be happy to answer any staff questions on the above.

Ken

mobile: 805-305-8710

-----Original Message-----

From: Ellen Carroll <elcarroll@co.slo.ca.us>**To:** PL_PC_Commissioners_only <pl_pc_commissioners_only@co.slo.ca.us>**Cc:** Ramona Hedges <rhedges@co.slo.ca.us>**Sent:** Tue, Nov 1, 2016 10:09 am**Subject:** November 10 Planning Commission Hearing

Hello Commissioners,